

Industrial

# UNIT 14 | GAWSWORTH COURT

Risley Road, Warrington, WA3 6NJ

Images coming soon

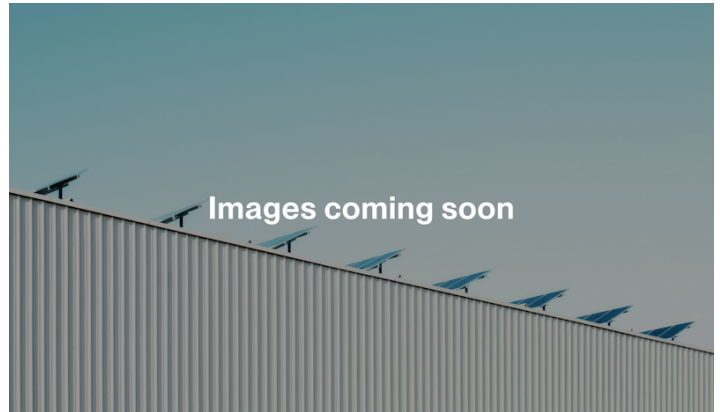
## UNIT 14 | 8,946 SQ FT

Unit 14 provides 8,946 sq ft of well configured light industrial space

Unit 14 provides 8,946 sq ft of well configured light industrial space, benefiting from roller shutter loading, ancillary offices and a practical internal layout. The unit forms part of a modern estate with steel portal frame construction, eaves heights exceeding 5 m, and access to shared yard and servicing areas. Situated within Birchwood Park, the unit benefits from excellent transport connectivity, located just half a mile from M62 Junction 11, offering fast links to Warrington, Liverpool, Manchester and the wider North West motorway network. Service/maintenance charge and insurance payable for this unit are to be confirmed.

Lease Type

New



Images coming soon

### ✔ Unit Summary

- Steel Portal Frame
- Roller Shutter Door
- Eaves height of 5m
- Close to Transport
- Office Accommodation
- Premier Industrial Location

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£87,223.50	£9.75
Rates	£23,702.50	£2.65
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£110,926.00</b>	<b>£12.40</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

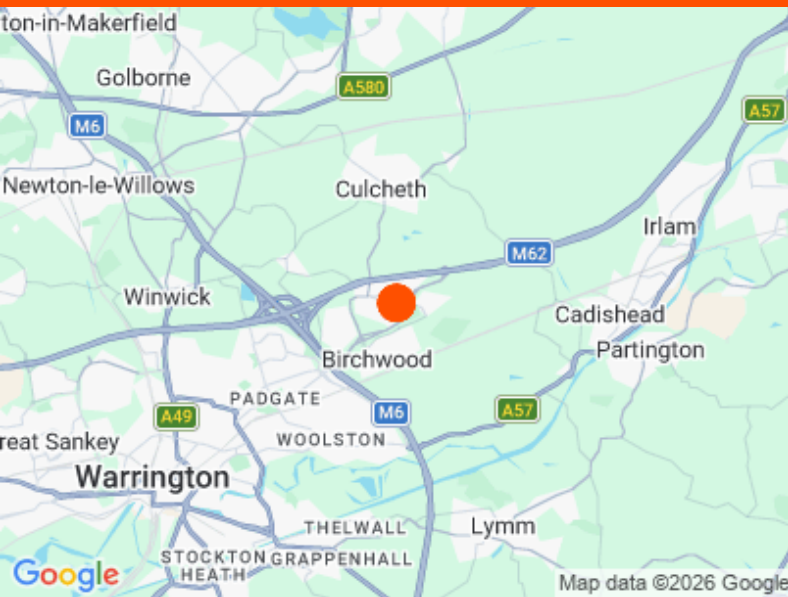
➔ For more info please visit: [unit.info/U6P0100126](http://unit.info/U6P0100126)

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## Location

Located with immediate access to Junction 11 of the M62, and just 3 miles from Junction 21A of the M6, Gawsworth Court offers excellent connectivity to Manchester, Liverpool, and the wider UK logistics network.



Road  
M62: 1 mile



Airport  
Manchester Airport: 15 miles



Rail  
Birchwood Station: 2 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (69)



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## Key Contact



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Senior Asset Manager

"Taegie is a Senior Asset Manager based in the North."



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